



Livable Streets Update (FIVE IN FIVE)



September 10, 2004

Volume 2, Number 26

IN THIS ISSUE

CONVENTION CENTER ARCHITECTS INVITE PUBLIC TO SCHEMATIC DESIGN PROCESS MEETING TUESDAY
Page 1

COUNCIL TURNS DOWN BIDS FOR REDESIGN OF FAYETTEVILLE STREET MALL
Page 2

CITY TO HOLD MASTER PLANNING DESIGN CHARRETTE FOR DOWNTOWN'S CONVENTION AND CULTURAL DISTRICT
Page 3

LIVABLE STREETS MEETING CALENDAR Page 4

CONVENTION CENTER ARCHITECTS INVITE PUBLIC TO SCHEMATIC DESIGN PROCESS MEETING TUESDAY

The schematic design process is the theme of the public meeting to be held Sept. 14 on the development of the schematic design for the new convention.

The project's architect team of 'Brien/Atkins/Clearscapes/TVS is charged with proposing the new convention center's schematic design to the Raleigh City Council and Wake County Board of Commissioners in October.



As part of this process, the architects have offered a series of meetings to keep the public current on the development of the center's design while gathering feedback from the citizens of Raleigh. A July meeting focused on uniqueness of place. Character options was the topic of the August meeting.

The Sept. 14 meeting will begin at 5 p.m. in the Raleigh Convention and Conference Center.

The new convention center and a four-star Marriott hotel will be built on the south end of downtown. Construction of the convention center is scheduled to begin in 2005 with completion in late 2007.

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

COUNCIL TURNS DOWN BIDS FOR REDESIGN OF FAYETTEVILLE STREET MALL

The Raleigh City Council voted Sept. 7 to reject bids for the redesign of Fayetteville Street Mall. The City administration will work with the council's Comprehensive Planning Committee on re-bidding the project with changes that would reduce cost.

The next meeting of the Comprehensive Planning Committee is scheduled for Sept. 15 at 8 a.m. in the council chamber of the Avery C. Upchurch Government Complex, 222 W. Hargett St.

The City received two bid proposals to redesign the mall, including opening it up to vehicular traffic. Both bids exceeded the City's initial estimate of the project of \$8.79 million. The lowest bid, submitted by T.A. Loving Company, totaled \$13.07 million. Clancy & Theys Construction Co. turned in the other bid, which amounted to \$13.81 million.

To reduce the project's cost, the City administration recommends:

- restructuring the construction contract to eliminate the requirement that the prime contractor perform 60 percent of the work;
- reviewing the project's current design for possible value engineering options;
- restructuring the contract to include additional bid alternate items. This will allow more flexibility in selecting options that would provide the best value to the project while maintaining the special character desired for the newly-designed street; and,
- extending the construction time to 12 months.

Under the design plan selected by the City Council last November, Fayetteville Street Mall will be opened to vehicular traffic in the 100 to 400 blocks and converted to a 40-foot-wide thoroughfare with parallel parking on both sides. Traffic signals at Davie, Martin, Hargett and Morgan streets will be modified. The project will connect in front of the State Capitol. There will be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street will create a vista to the Capitol and allow flexibility for parades, festivals and other events. The plan also will convert Hargett and Martin streets from one-way streets to two-way streets. (Continued on Page 3)

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues.

Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

(Continued from page 2)

The remaking of Fayetteville Street Mall is the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance Project. The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

CITY TO HOLD MASTER PLANNING DESIGN CHARRETTE FOR DOWNTOWN'S CONVENTION AND CULTURAL DISTRICT

Raleigh citizens are invited to participate in the master planning effort for the south end of downtown that is formally known as the Convention and Cultural District. Master planning charrette workshops will be held Monday, Sept. 13 through Thursday, Sept. 16 in Conference Room C of the Raleigh Convention and Conference Center.

The workshops are a continuation of the City's adopted Livable Streets 5 in 5 Action Plan to develop a new downtown convention center, headquarters hotel and a revitalized Fayetteville Street.

The master planning effort for the south end of downtown will cover the area from East to West streets and from Martin Luther King Boulevard/Western Boulevard to Davie Street. The workshops will focus on creating a master plan for the entire area and specifically developing a market-based development program for six City-owned sites near or adjacent to the site of the new convention center. Discussion topics will include potential land uses, the scale and character of potential buildings, the design of the southern end of Fayetteville Street, and making connections to key downtown destinations outside of the study area.

A public presentation and feedback opportunity will be held each day of the workshops. Tentative subjects for the workshop sessions and times are:

- Sept. 13, 6:30 p.m. Introductions, Overview, Public Mapping and Input;
- Sept. 14, 4:30 p.m. District-Scale Considerations, Interim Presentation;
- Sept. 15, 6:30 p.m. Block-Scale Considerations, Interim Presentation; and,
- Sept. 16, 4:30 p.m. Building-Scale/Detail Considerations, Final Presentation

For additional information, call Michelle Bowen at the City of Raleigh Urban Design Center, 807-8479, or visit http://www.raleigh-nc.org/livablestreets/UDC_events.htm.

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

	Date/Time	Purpose
Convention and Cultural District. Master planning charrette workshop	Sept. 13, 6:30 p.m. Conference Room C, Raleigh Convention and Conference Center	Introductions, Overview, Public Mapping and Input;
Convention and Cultural District. Master planning charrette workshop	Sept. 14, 4:30 p.m. Conference Room C, Raleigh Convention and Conference Center	District-Scale Considerations, Interim Presentation
Convention and Cultural District. Master planning charrette workshop	Sept. 15, 6:30 p.m. Conference Room C, Raleigh Convention and Conference Center	Block-Scale Considerations, Interim Presentation;
Convention and Cultural District. Master planning charrette workshop	Sept. 16, 4:30 p.m. Conference Room C, Raleigh Convention and Conference Center	Building-Scale/Detail Considerations, Final Presentation
New Convention Center Design Concept	September 14, 5:00 p.m. Raleigh Convention and Conference Center	Evolution of Character
Raleigh City Council and Wake County Board of Commissioners	October 14, 6:00 p.m. Raleigh Convention and Conference Center	Selection of the schematic design for the new convention center.

RALEIGH CONVENTION CENTER

TENTATIVE SCHEDULE FOR BUILDING DEMOLITION, STREET CLOSURES AND DETOURS

BUILDING DEMOLITION

BUILDING	START
205 W. CABARRUS	9/17/2004
515 S. DAWSON	2/1/2005
112&120 W. LENOIR	2/1/2005
PELAND - TANK REMOVAL	11/1/2004

STREET CLOSURES

STREET	CLOSE	REOPEN
SALISBURY STREET	3/1/2005	10/06
CABARRUS STREET.	3/1/2005	1/07

Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
(919) 831-6011
Roger Krupa, Director
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Public Works Department
Dean Fox
(919) 890-3030
dean.fox@ci.raleigh.nc.us

City of Raleigh
Public Works Department
Carl Dawson, Director
(919) 890-3030
carl.dawson@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

Ending Homelessness
Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

DETOURS

MCDOWELL STREET	START	FINISH
DETOUR TO EAST	2/01/05	1/06
DETOUR TO WEST	1/06	June-2006

THE FIVE IN FIVE GOALS

Complete a Fayetteville Street Renaissance to reinvigorate the Street

as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.

2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.



Wake County

David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh Alliance

120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber of Commerce

800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention & Visitors Bureau

421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heintz, CDME
President and CEO
dheintz@raleighcvb.org

Web links

City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

